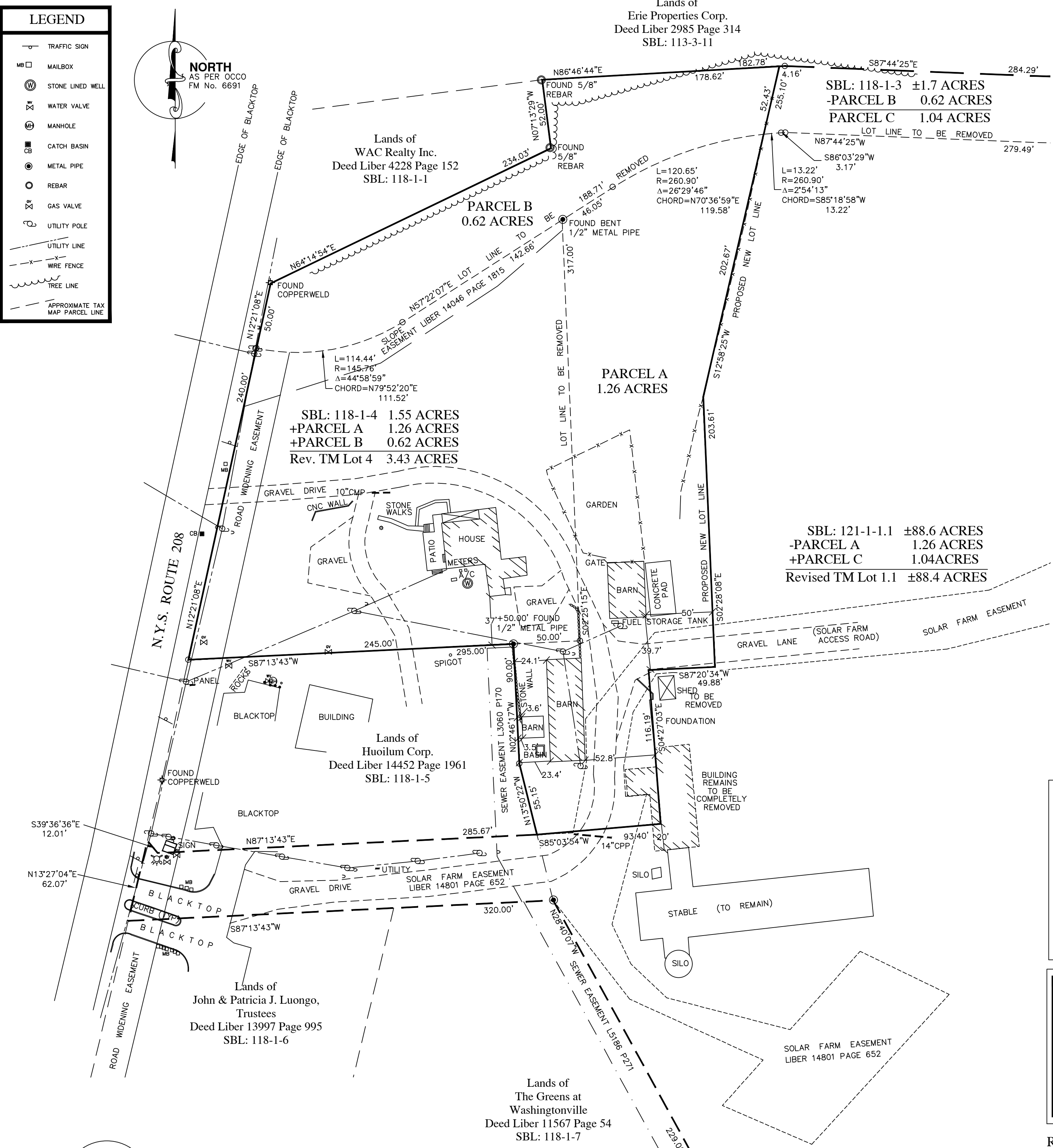
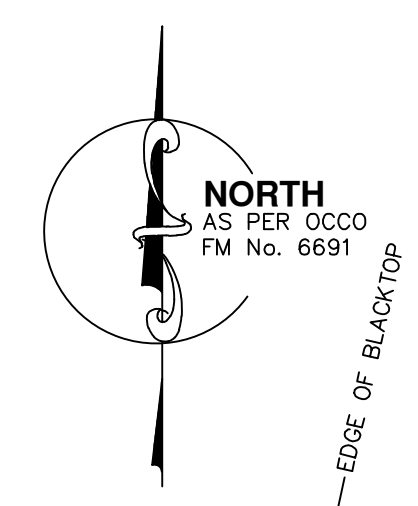


LEGEND

- TRAFFIC SIGN
- MAILBOX
- STONE LINED WELL
- WATER VALVE
- MANHOLE
- CATCH BASIN
- METAL PIPE
- REBAR
- GAS VALVE
- UTILITY POLE
- UTILITY LINE
- WIRE FENCE
- TREE LINE
- APPROXIMATE TAX MAP PARCEL LINE



THE STATE OF NEW YORK REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE.

CONTROL POINT ASSOCIATES INC PC - ALL RIGHTS RESERVED.

WARRREN, NJ 908 688 0099
 CHALFONTE, PA 215 712 2600
 MT LAKE ARLE, NJ 609 872 2999
 MANHATTAN, NY 646 760 0411
 LONG BEACH, CA 562 433 2445
 SOUTH BOROUGHL, MA 781 268 3000
 ALBANY, NY 518 257 5000
 ROCHESTER, NY 585 250 1764
 PHILADELPHIA, PA 215 712 2800

Patricia Pauli Brooks, L.S. Registration No. 49795
 Richard C. Brooks, L.S. Registration No. 49600
 Christopher T. Grey, L.S., Associate Registration No. 51064

I HEREBY CERTIFY that this map is a true representation of a survey performed by this office in the field on 01 April, 2022 in accordance with the existing codes of practice as adopted by the New York State Association of Professional Land Surveyors.

By: Patricia Pauli Brooks, L.S. map 5-31-22 field 5-02-22 printing check closure check 12-22-22

02 May, 2022 PROJ#12-220008-00, DWG#88311r.DWG

REVISED: 08 August, 2023 - Final
 REVISED: 13 December, 2022 - PB comments
 REVISED: 24 October, 2022 - PB comments, Easements

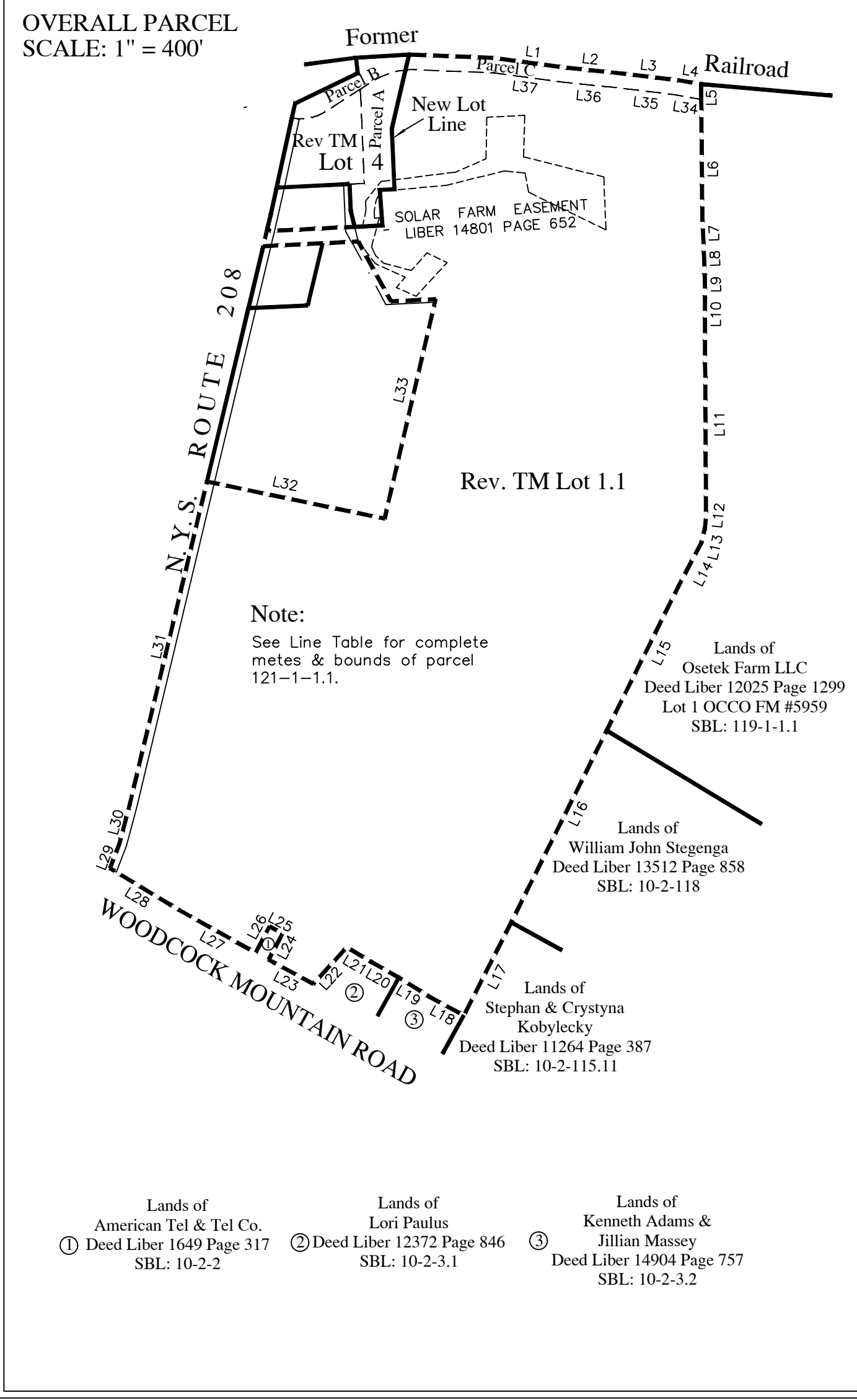


TABLE OF BULK REQUIREMENTS: Zone B-G

ZONING USE	Business Center	All Other Uses	Proposed
MINIMUM LOT AREA	80,000 SqFt	None	149,850 SqFt
MINIMUM LOT WIDTH	250'	None	320'+
MINIMUM FRONTYARD SETBACK	60'	20'	3.5'*
MINIMUM SIDEYARD SETBACK	40'	12'/20'	20.0'
MINIMUM REARYARD SETBACK	45'	20'	50'
MAXIMUM BUILDING HEIGHT	45'	45'	>45'
MAXIMUM BUILDING COVERAGE	25%	60%	7%

3.5'** Pre-existing non-conforming accessory structure setback; Area Variance approval granted by the Village of Washingtonville Zoning Board of Appeals on 06 July, 2023

TABLE OF BULK REQUIREMENTS: Zone R-A

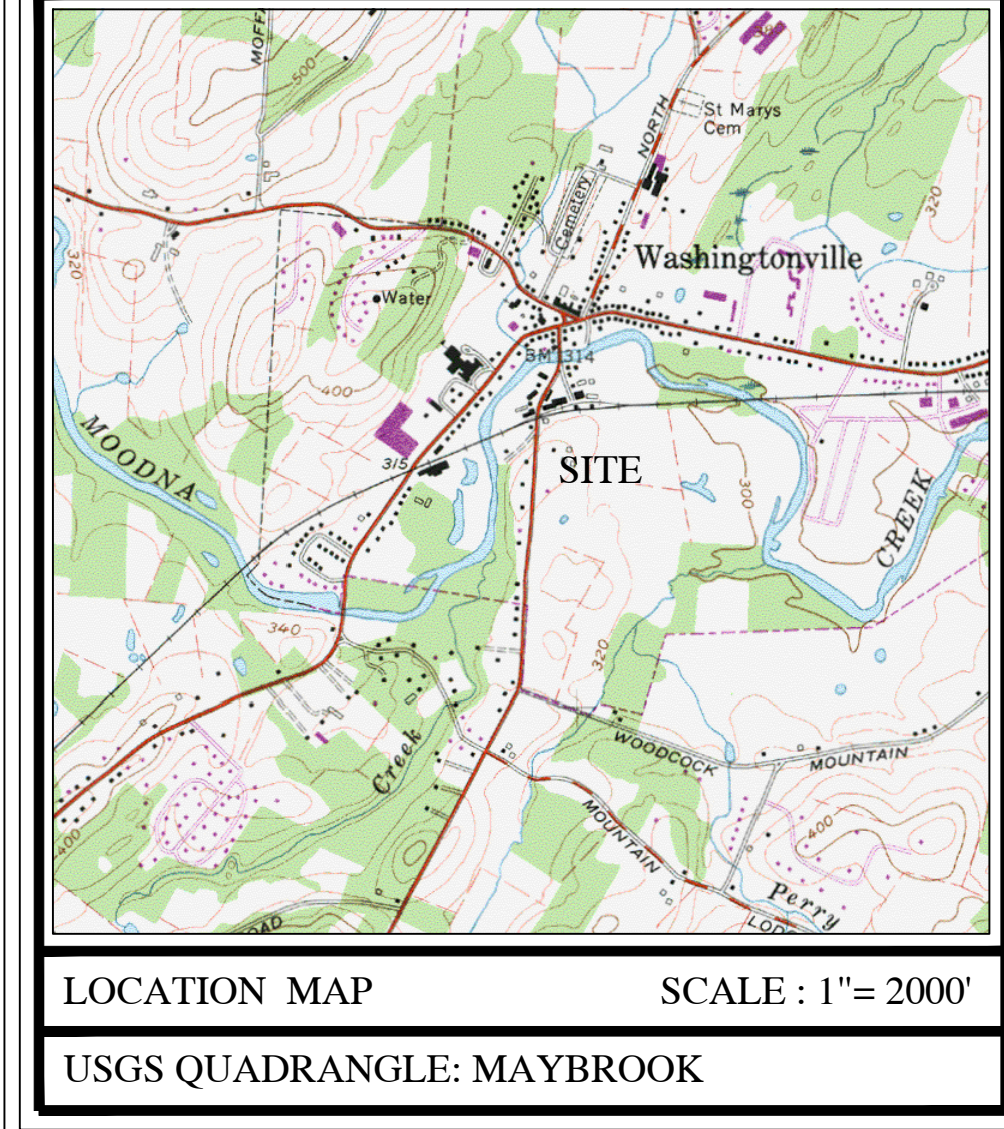
ZONING USE	ALL USES
MINIMUM LOT AREA	40,000 SqFt
MINIMUM LOT WIDTH	150'
MINIMUM FRONTYARD SETBACK	45'
MINIMUM SIDEYARD SETBACK	20'
MINIMUM REARYARD SETBACK	50'
MAXIMUM BUILDING HEIGHT	35'
MAXIMUM BUILDING COVERAGE	15%

REFERENCE DEED:
 SBL: 118-1-4 James Casazza to James Casazza Revocable Asset Management Trust Deed Liber 14046 Page 1815 Dated 04 May, 2016 Filed 05 May, 2016
 Janet M. Steeves to Sharen Casazza, James M. Steeves & Earle R. Steeves III Deed Liber 14591 Page 1334 Dated 28 June, 2019 Filed 10 July, 2019

RECORD OWNER:
 c/o James & Sharen Casazza PO Box 8 Blooming Grove, NY 10914

SBL: 118-1-3 James & Sharen Casazza et al to Osetek Farm, LLC Deed Liber 12025 Page 1299 Dated 14 December, 2005 Filed 16 December, 2005

SBL: 121-1-1 Maringoman Farm to Maringoman Farm LLC Deed Liber 12025 Page 1366 Dated 14 December, 2005 Filed 16 December, 2005



TM Lot 1.1 Line Table per Ref. Map 3

Line #	Direction	Length	L19	N58°03'00"W	120.85
L1	S82°15'57"E	231.58	L20	N60°25'35"W	107.10
L2	S84°00'48"E	212.47	L21	N58°47'50"W	95.74
L3	S83°04'27"E	180.62	L22	S42°20'51"W	167.16
L4	S80°15'34"E	74.61	L23	N61°32'51"W	170.54
L5	S00°34'14"E	52.25	L24	N27°59'42"E	100.00
L6	S00°31'52"E	406.58	L25	N62°00'18"W	50.00
L7	S02°15'59"E	88.25	L26	S27°59'42"W	100.00
L8	S02°37'09"E	92.35	L27	N60°48'19"W	296.40
L9	S00°59'16"E	80.05	L28	N58°49'51"W	269.34
L10	S00°50'00"W	126.52	L29	N21°07'20"E	88.97
L11	S00°27'59"E	608.20	L30	N14°39'19"E	134.70
L12	S06°02'21"W	41.82	L31	N13°27'04"E	1116.53
L13	S13°34'53"W	45.52	L32	S78°12'06"E	610.00
L14	S27°54'28"W	168.12	L33	N13°05'08"E	757.17
L15	S26°23'19"W	539.87	L34	N79°21'19"W	82.68'
L16	S26°27'32"W	720.04	L35	N83°04'27"W	179.05'
L17	S27°00'01"W	350.93	L36	N84°00'48"W	212.82'
L18	N61°26'22"W	131.90	L37	N82°13'57"W	229.97'

OWNER'S CERTIFICATION

The undersigned, owner or owner's authorized representative of the property shown on this plat, does hereby certify that he/she has reviewed this plat, is familiar with this map, its contents and its notes and hereby consents to all said terms and conditions as stated hereon and agrees to file this map with the Ulster County Clerk.

Signature _____ Date _____

Signature _____ Date _____

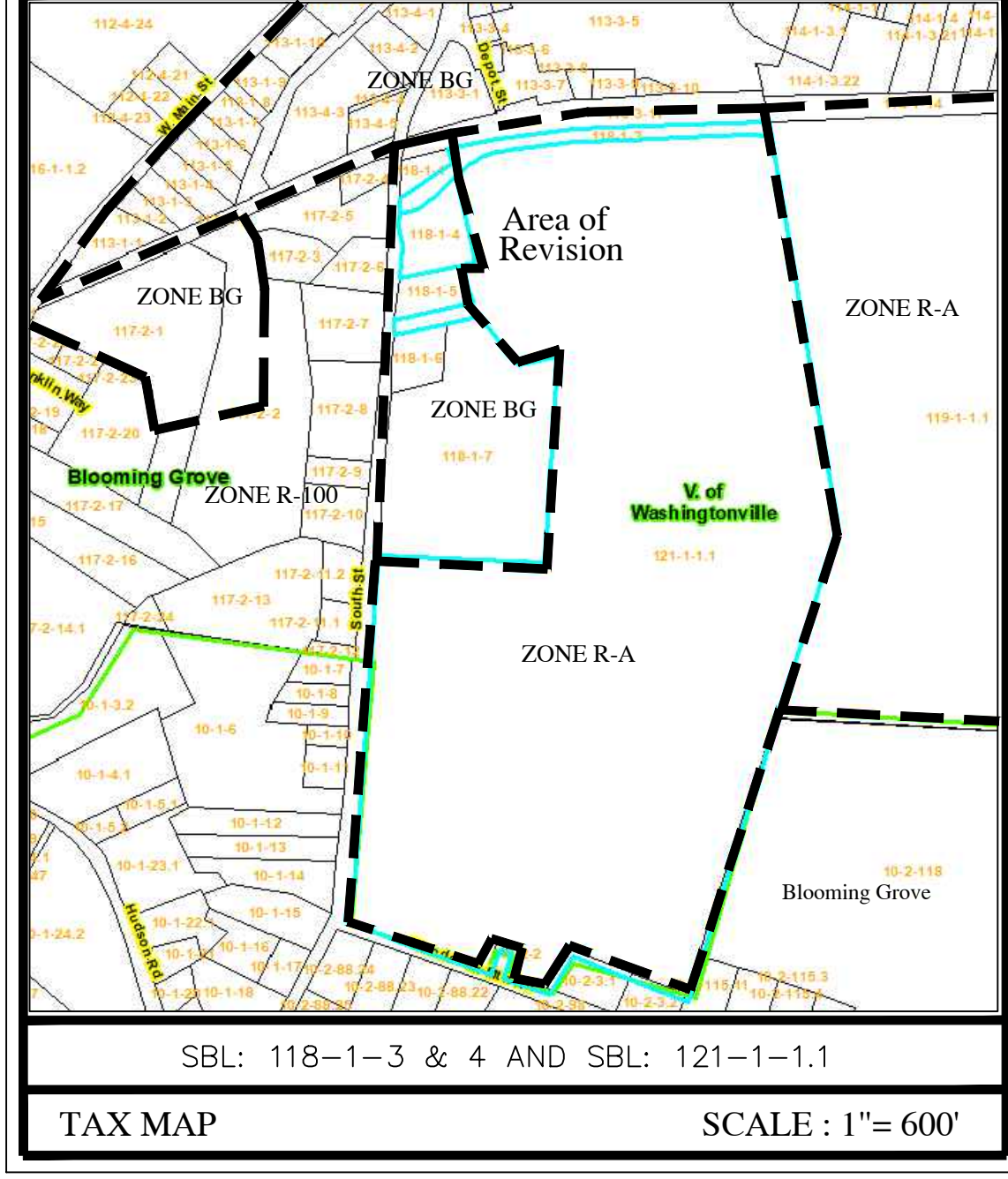
Signature _____ Date _____

Signature _____ Date _____

PLANNING BOARD ENDORSEMENT

Approved by resolution of the Planning Board of the Village of Washingtonville, subject to all conditions and requirements of said resolution. Any change, erasure, modification, or revision of this plat as approved shall void this approval.

Chairperson - Town Planning Board _____ Date _____



TOTAL AREA: ±91.8 ACRES

- NOTES:**
- Unauthorized alteration or addition to a survey map bearing a licensed Land Surveyor's Seal is a violation of Section 7209, Subdivision 2 of the New York State Education Law.
 - Only copies from the original of this survey marked with an original of the Land Surveyor's inked seal or his/her embossed seal shall be considered to be valid true copies.
 - Subject to all rights of ways, covenants, easements, restrictions, conditions and agreements of record.
 - Subject to whatever state of facts a complete Search of Title may reveal.
 - Certifications indicated hereon signify that this survey was prepared in accordance with the existing Code of Practice for Professional Land Surveyors as adopted by the New York State Association of Professional Land Surveyors. Said certifications shall run only to the parties so noted. Certifications are not transferable to additional institutions, their successors and/or assigns, or subsequent owners.
 - Sub-surface structures not visible or readily apparent are not shown and their location and extent are not certified.
 - NYS Route 208 highway bounds based on OCCO FM No. 6691.
 - Parcels A & B to be conveyed to and combined with Tax Map Lot 4 and are not to be considered buildable lots unto themselves.
 - Subject to a 25' road widening strip and waterline Easement as shown on Reference Map 1.
 - Subject to a Sanitary Sewer Easement as shown on Reference Map 1 and described in Liber 5186 at page 271.
 - Subject to a Sanitary Sewer Easement and an Easement for ingress, egress and utility purposes as shown on Reference Map 1 and described in Liber 3060 at page 170.
 - Subject to a Solar Farm Easement as described in Liber 14801 at Page 652.

- REFERENCE MAP:**
- "Subdivision of Lots 2.1 & 2.2 Blk 1 Owned by Kenneth & Louise Morrison" filed with the Orange County Clerk's Office on 19 February, 1982 as Filed Map No. 5856.
 - Parcel being Lot 1 as designated on a map entitled "Amended Re-Subdivision of Filed Map Number 5856" filed with the Orange County Clerk's Office on 24 August, 1984 as Filed Map No. 6691 and is subject to all provisions noted thereon.
 - "Boundary Survey for K. Hovnanian 118-1-3, 119-1-1, 121-1-1.1" prepared by Maser Consulting, P.A. dated 07 December, 2004.

FINAL MAP OF LOT LINE REVISION BETWEEN LANDS OF James & Sharen Casazza AND LANDS OF Maringoman Farm LLC AND LANDS OF Osetek Farm, LLC

SITUATE IN THE VILLAGE OF WASHINGTONVILLE TOWN OF BLOOMING GROVE ORANGE COUNTY, NEW YORK